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VOLUNTARY AGREEMENT

This Voluntary Agreement, made and entered into on this 21 day of September, 1994, by and between Robert Fener, (hereinafter referred to as "Protestant") and Club Asylum in Exile (hereinafter referred to as "Club"), licensed under Tsion Assefa, t/a Half Dollar House 1210 U Street, N.W. Washington, D.C., (herein after referred to as "Applicant"), operated by Jim Andrade and John Andrade.

WITNESSETH

Whereas, Applicant has filed an application for Renewal of Alcoholic Beverage Control License number 30771-94090P.

Whereas, Protestant, has filed before the ABC board a protest of such renewal.

Whereas, in recognition of the ABC Board's policy of encouraging the settlement of differences by reaching voluntary agreements, the parties hereto are desirous of entering voluntarily into an agreement whereby, subject to the approval of the ABC Board, Applicant will agree to adopt certain measures to address the Protestant's concerns, and Protestant will agree to issuance of the ABC license, and withdrawal of his protest.

Now, therefore, in consideration of the mutual covenants and undertakings memorialized herein, the parties hereby agree as follows:

1. Club will cease all operations and activities which generate noise in the back patio area after 12:00 a.m. (midnight).
2. Club management will actively encourage patrons to be quiet and considerate of neighbors upon leaving the premises. Such encouragement is to include, but not be limited to, posting notices near all exits of Club, including the patio area.
3. Club will be sensitive to concerns of neighbors regarding both Club patron generated litter and graffiti. Club will clean or remove offensive material and discourage the placement of posters in unauthorized locations.
4. Club will discourage parking in the back lot area.
5. Club will be allowed increased "noise hours" on special occasions, i.e. Club anniversary/New Year's Eve/Halloween celebrations with the prior approval of Protestant.
6. Club agrees that if this voluntary compromise is unworkable, then they will be held to the more restrictive Code of DCMR 20 Sections 3001.1/3001.4/ 3100.1, or other applicable statutes as they may from time to time be amended.

7. Protestant hereby withdraws his protest, and consents to the issuance of the license upon the terms and conditions set forth above.

IN WITNESS WHEREOF, the parties place their hands, on the date first written.

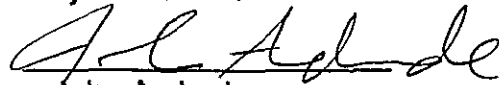
APPLICANT:

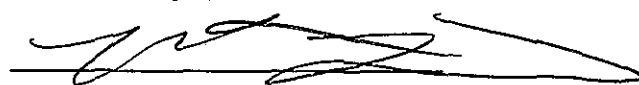
PROTESTANT:

Club Asylum in Exile

Robert E. Fener

By:


John Andrade
President



BEFORE
THE DISTRICT OF COLUMBIA
ALCOHOLIC BEVERAGE CONTROL BOARD

In the Matter of:

Tsion Assefa
t/a Half Dollar House
Application for a Retailer's
License Class "CR" - renewal
at premises
1210 U Street, N.W.
Washington, D.C.

Case No. 30771-94090P

Robert Fenner, Protestant

Tession Assefa, Applicant

BEFORE: MARY EVA CANDON, ESQUIRE, Chairperson
JAMES C. JEFFERSON, Member
JAMES L. O'DEA, III, ESQUIRE, Member
BARBARA L. SMITH, ESQUIRE, Member

ORDER ON WITHDRAWN PROTEST

The application, having been protested, came before the Board for public hearing on June 29, 1994, and was continued until August 24, 1994, in accordance with D.C. Code Section 25-115.(c)(5)(1992 Supp.), providing for remonstrants to be heard. Mr. Robert Fenner filed a timely protest by letter dated June 13, 1994.

The official records of the Board reflect that parties have now reached an Agreement which has been reduced to writing, and has been properly executed and filed with the Board.^{1/} Pursuant to the Agreement, the Protestant has agreed to withdraw his protest provided, however, that the Board's approval of the pending application is conditioned upon the licensee's continuing compliance with the terms of the Agreement.

Accordingly, it is this 30th day of November 1994,
ORDERED that:

1. The opposition of Robert Fenner be, and the same hereby, is
WITHDRAWN;

1/ See Agreement dated September 21, 1994.

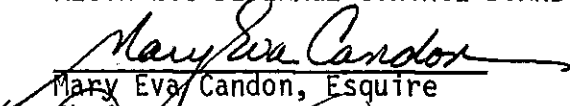
Tsion Assefa
t/a Half Dollar House
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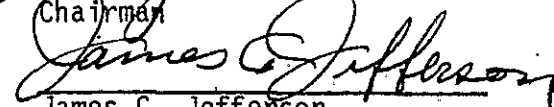
2. The above-referenced Agreement between the parties be, and the same hereby, is INCORPORATED as part of this Order;

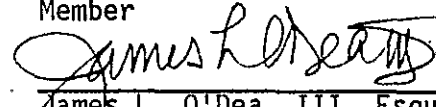
3. The application of Tsion Assefa t/a Half Dollar House for a retailer's license class CR - new at premises 1210 U Street, N.W., be, and the same hereby, is GRANTED; and,


4. Copies of this Order shall be sent to the Protestant and the Applicant.

DISTRICT OF COLUMBIA
ALCOHOLIC BEVERAGE CONTROL BOARD


Mary Eva Candon, Esquire
Chairman


James C. Jefferson,
Member


James L. O'Dea, III, Esquire
Member


BARBARA L. SMITH
Barbara L. Smith, Esquire
Member